
REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: TOD-M, transit oriented development, mixed use
LOCATION	Approximately 0.60 acres located on the southeast corner at the intersection of South Tryon Street and East Carson Boulevard. (Council District 3 - Mayfield)
SUMMARY OF PETITION	This petition proposes to allow all uses within the TOD-M (transit oriented development, mixed use) district.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	1125 South Tryon Street, LLC Charlotte-Mecklenburg Planning Department Steven G. Harris
COMMUNITY MEETING	Meeting is not required.

PLANNING STAFF REVIEW

- **Proposed Request Details**
This is a conventional rezoning petition with no associated site plan.
- **Existing Zoning and Land Use**
The property is currently used for a gravel surface parking lot. Properties south of the site are zoned MUDD-O (mixed use development) and TOD-M (transit oriented development, mixed use) and developed with multi-family uses and a vacant office building. North of the site is UMUD (uptown mixed use) zoning with a restaurant and parking lots. Properties to the east are zoned UMUD(CD) (uptown mixed use, conditional) and developed with office and parking uses and B-2 (general business) and used for a major broadcasting studio. West of the site properties are zoned TOD-M (transit oriented development, mixed use) with office and industrial uses and I-2 (general industrial) with office uses.
- **Rezoning History in Area**
There have been a number of rezonings south and west of the subject petition to allow for transit oriented development within the South End transit station area.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends public open space. Absent plans to purchase the property for development of a park, it recommends mixed use transit supportive development. The site is located within the 1/4 mile walk distance from the Carson Boulevard transit station.
 - This petition is consistent with the *South End Transit Station Area Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:**
The petition will allow a wide range of trip generation based on the existing and proposed zoning classifications.
 - **Connectivity:** No issues.

- **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** The conventional district allows a variety of uses; therefore, the impact on local schools cannot be determined.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Engineering & Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No comments received.
 - **Urban Forestry:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - There is no site plan associated with this conventional rezoning request.

OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Locator Map
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte-Mecklenburg Storm Water Review
- Engineering Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review
- Urban Forestry Review

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